



PLANNING COMMISSION

Meeting of December 8, 2011

A G E N D A

City Hall Municipal Council Chambers ❖ City Hall ❖ 290 North 100 West ❖ Logan, UT 84321

4:30 p.m. Bus Tour of Agenda Sites. The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The public is invited. The bus leaves from City Hall.

5:30 p.m. Public Meeting

1. WELCOME

2. APPROVAL OF MINUTES from the meeting of November 10, 2011.

3. PUBLIC HEARING. The following items are scheduled for a public hearing before the Commission. The normal order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will then close the hearing and deliberate on the issues prior to making a decision.

PC 11-038 Independence Student Living. (*continued from October 13 meeting*) Design Review & Conditional Use Permit. John Brandley/Geary Etherington, authorized agent/owner, request a residential building, with ground floor commercial, located on the north side of 1000 North at approximately 650 East. The total project site is approximately 2.74 acres in size. A total of 108 condominium dwelling units are proposed. The building footprint is approximately 55,000 square feet (SF) in size. The building has two (2) lower levels of parking and five (5) levels of residential space above. The footprint of the parking structure is larger than the building footprint, creating common outdoor spaces and landscaped courtyards. The Land Development Code (LDC) §17.13.040 requires a Conditional Use Permit in the Campus Residential zone for a commercial use exceeding 3,000 SF of ground floor area, while limiting commercial uses to 25% of the total first floor area. The proposed area for the ground floor commercial is approximately 12,000 SF (25% of the first floor area) at 600 East 1000 North in the Campus Residential (CR) zone; TIN #05-028-0006,0007,0008,0009,0010,0011.

PC 11-046 AT&T Cell Facility (*continued from November 10 meeting*) Design Review & Conditional Use Permit. Jared White/The Main Place LLC, authorized agent/owner, request a new 48' wireless telecommunications monopole with antenna and support structure located on the property at 650 North Main in the Commercial (COM) zone; TIN #05-026-0005.

PC 11-048 RSM Food Service. Design Review. John Tippetts, authorized agent/owner, requests retail and wholesale space for food equipment sales, 3,880 SF addition to the existing 8,000 SF building at 1480 North 200 West in the Mixed Use zone; TIN #04-082-0065.

(Continued)

Logan Downtown Specific Plan

PC 11-037 Sign Code Amendment. City of Logan, authorized agent/owner, request amendments to the *Temporary Signs* sections in the Land Development Code §17.40.

4. Workshop Item(s) for January 12, 2012 meeting